096.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	991,500	/	991,500
USE VALUE:	991,500	/	991,500
ASSESSED:	991,500	/	991,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAEMER CHARLES W & PATSY L
Owner 2:	
Owner 3:	
Street 1:	85 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,832 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2261 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8832.000	512,000		479,500	991,500
Total Card	0.203	512,000		479,500	991,500
Total Parcel	0.203	512,000		479,500	991,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.52 | /Parcel: 438.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	62791
GIS Ref	
GIS Ref	
Insp Date	09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 096.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	512,000	0	8,832.	479,500	991,500	991,500	Year End Roll	12/18/2019
2019	101	FV	385,700	0	8,832.	479,500	865,200	865,200	Year End Roll	1/3/2019
2018	101	FV	377,700	0	8,832.	411,000	788,700	788,700	Year End Roll	12/20/2017
2017	101	FV	377,700	0	8,832.	383,600	761,300	761,300	Year End Roll	1/3/2017
2016	101	FV	377,700	0	8,832.	328,800	706,500	706,500	Year End	1/4/2016
2015	101	FV	357,300	0	8,832.	294,500	651,800	651,800	Year End Roll	12/11/2014
2014	101	FV	355,600	0	8,832.	272,600	628,200	628,200	Year End Roll	12/16/2013
2013	101	FV	355,600	0	8,832.	259,900	615,500	615,500		12/13/2012

!7853!

PRINT

Date	Time
12/10/20	22:27:28

LAST REV

Date	Time
12/12/19	11:24:25
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7853

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13148-315		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2019	880	New Wind	31,000	C				
6/17/2014	681	Re-Roof	1,800					
4/9/2014	332	Addition	29,000					
9/6/2013	1342	Redo Bat	12,000	C				
2/27/2004	109	Manual	4,000	C				STRUCTURAL CHANGES
7/14/1992	305		2,000					RENOVATE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Meas/Inspect	BS	Barbara S
6/13/2014	Info Fm Prmt	PC	PHIL C
1/23/2014	Info Fm Prmt	EMK	Ellen K
2/12/2009	Meas/Inspect	189	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
4/12/2000	Inspected	276	PATRIOT
10/15/1999		266	PATRIOT
9/7/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8832		Sq. Ft.	Site		0	70.	0.78	4									479,470						479,500	

Total AC/HA: 0.20275 | Total SF/SM: 8832 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 479,470 | Spl Credit | Total: 479,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLACK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11439621
Const Adj.:	1.00078988
Adj $ / SQ:	139.410
Other Features:	107450
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628957
Depreciation:	116986
Depreciated Total:	511971

COMMENTS

PDAS SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

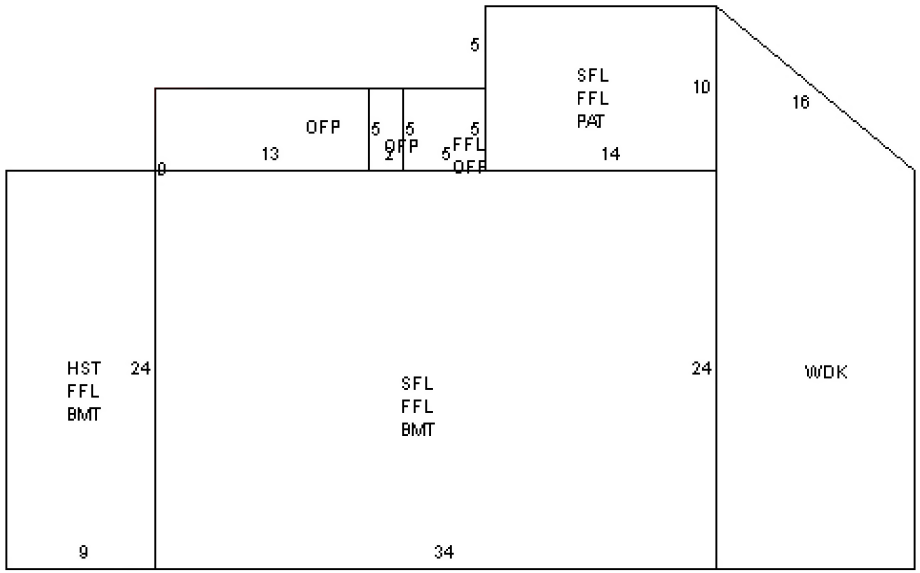
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	185.41
Special Features:	0	Val/Su Net:	131.92
Final Total:	512000	Val/Su SzAd	226.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,197	139.410	166,873
BMT	Basement	1,032	41.820	43,161
SFL	Second Floor	956	139.410	133,276
WDK	Deck	348	8.880	3,090
PAT	Patio	140	4.930	691
HST	Half Story	108	139.410	15,056
OFP	Open Porch	100	33.030	3,303
	Net Sketched Area:	3,881	Total:	365,450
Size Ad	2261	Gross Are	3989	FinArea 2261

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

096.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc